

**TYRONE TOWN COUNCIL
MEETING
MINUTES
April 02, 2026 at 7:00 PM**

Eric Dial, Mayor
Billy Campbell, Mayor Pro Tem, Post 3

Jessica Whelan, Post 1
Dia Hunter, Post 2
Maureen Wheeler, Post 4

Brandon Perkins, Town Manager
Dee Baker, Town Clerk
Dennis Davenport, Town Attorney

Also present:
Sandy Beach, Finance Manager
Terry Noble, Planning Commissioner

I. CALL TO ORDER

Mayor Dial noted that the data was not on the agenda. There will be a public meeting for concerned citizens in late April and May. He added that the data center was approved in 2024.

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS: *Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

Mr. Reshard Snellings spoke regarding Dr. Mark Baker and his campaign for State House District 68. He spoke of his integrity and that Dr. Baker was a former law enforcement officer. Residents of South Fulton and Tyrone agree that data centers were not the best use of land. Dr. Baker never voted for a data center when serving on Council in South Fulton. He added to vote for Dr. Baker on May 19th.

Mr. Steven Castlen, who lives on Castlewood Road, thanked Council for supporting the Castle Lake Funding Group regarding their dam. He updated Council and stated that FEMA may be looking favorably on their dam grant application. He added that the citizens of Castle Lake collected \$445,000 for their match.

Lisa Landsberg, who lives on Wind Chime Way, shared her frustration regarding the Federal Post Office in Tyrone that has still not opened. She requested additional signage along Castlewood Road for golf cart path safety. She expressed concern about the data center at Highway 74 and Kirkley Road and asked whether issues such as this could be placed on a ballot for public vote.

Mayor Dial reminded everyone that public comments were not meant to be Q&A, Council and staff would be happy to meet with you after the meeting.

Pennie George, who lives on Gaelic Way, spoke regarding a data center moratorium. The Town needs to update its ordinance to define AI and data centers, a water and power impact study was needed, and a noise ordinance needs to be conducted. Although she lived in the county, utility rates, noise pollution, traffic, and environmental issues also affected her. Focus less on financial gain and more on the families.

Melinda Rose-Lied, who lives on Castle Lake Drive, shared that she attended the meeting in the past and spoke against the data center. On our country roads are monster utility poles. Is our data center going to have monster utility poles? The public is saying, is this the best for us. Nothing has happened yet. Please rethink your decision.

Michael Dalcoe, who lives on Winslow Court, shared his frustration with how the public is informed. He proposed that the Town create a community app and have everyone sign up. National and local governments are not doing what the people want. We do not want the data center, and it is still moving forward.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Council Member Campbell, Seconded by Council Member Whelan.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

VI. CONSENT AGENDA: *All matters listed under this item are considered to be routine by the Town Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.*

1. Approval of March 19, 2026, meeting minutes.
2. Approval to designate the Public Works pole barn at 945 Senoia Road as surplus.
3. Approval of the contract for Deep South to provide fireworks for America 250, The Tyrone Founders Day Festival, and The Town of Tyrone Tree Lighting.

A motion was made to approve the consent agenda.

Motion made by Council Member Hunter, Seconded by Council Member Campbell.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

4. Petitions from applicant Jerry Crozier for a 5-acre tract with parcel number 0739-023 at property address 155 Briarwood Road. Phillip Trocquet, Community Development
 - a. Consideration of an annexation petition for parcel 0739-023 at property address 155 Briarwood Road from applicant Jerry Crozier.
 - b. Consideration of a rezoning petition for parcel 0739-023 from applicant Jerry Crozier from AR (Unincorporated) to R-18 (Tyrone Incorporated).

Mayor Dial explained that 4b would be discussed first, as it is a public hearing, then 4a would be discussed. Mr. Trocquet explained that the annexation and rezoning was for the 4.67-acre property on the corner of Palmetto Road and Briarwood Road from Agricultural Residential to R-12 residential. Surrounding properties were zoned AR and R-12. He stated that Mr. Crozier's desire was to rezone to R-12, have Tyrone services and improve the lot. The Fayette County Board of Commissioners approved the annexation in February, and it met the Town's requirements. He explained that R-18 zoning would prevent the property owner from moving forward as the home did not meet R-18 standards. He stated that staff and Planning Commission recommended approval. He noted that if annexed, that 500-foot portion of Briarwood would become the Town's responsibility.

Council Member Campbell inquired about the AR to R-12 zoning. Mr. Trocquet shared that it was mis-advertised as R-18 in the paper and signage. The owner's desire was R-12. Council and the Planning Commission are never allowed to vote on a higher density, only lower density.

Mayor Dial opened the public hearing for anyone who wished to speak in favor of the item.

Jerry Crozier thanked Mr. Trocquet for his explanation. He added that the current home would not meet R-18 standards, so R-12 was the best.

Mayor Dial opened the public hearing for those in opposition to the item.

Marior Wells, who lives on Strawberry Lane, shared during the Planning Commission meeting that, Mr. Crozier planned to split the lot for four homes. Smaller homes would devalue surrounding properties. He asked Council to consider an R-18 zoning.

Council Member Wheeler asked for the implications if R-18 were approved. Mr. Trocquet stated that it would make the property illegal against our ordinance, limit the property owner, and place the burden on him to bring the lot into compliance. He added that R-12 zoning surrounded the property.

Mr. Davenport stated that if rezoned to R-18, the petitioner could either increase the size of the home or tear it down with very little time allotted. Council cannot create a non-conforming structure for the petitioner. Council Members Wheeler and Campbell inquired about lot sizes in the area.

Mr. Trocquet stated that the properties on Strawberry Lane were also zoned R-12 but were larger homes. He added that in R-12, 1200 sq. ft. indicated the minimum allowable home size. Council Member Campbell asked if Mr. Crozier could split the lot for more homes. Mr. Trocquet stated that technically, he could. There were many requirements including staff review, and Planning Commission and Council approvals.

Mr. Crozier shared that if he did decide to place additional homes on the property, they would be at least 2,5000 sq. ft. homes. He had to rezone to R-12 for the current home.

4 a. A motion was made to approve the annexation of parcel 0739-023 at property 155 Briarwood Road.

Motion made by Council Member Campbell, Seconded by Council Member Wheeler.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

Council Member Whelan shared concerns regarding why Mr. Crozier wanted to annex into Tyrone. Mr. Crozier stated that dealings with Tyrone were more favorable, and he had friends in Tyrone. Council Member Whelan asked if it was unusual to place a 2,000 sq. ft. home on a one-acre lot. Mr. Trocquet clarified that there had been no new homes like that in his tenure. Council Member Hunter shared his concerns regarding the additional 500 ft. of road to maintain. Mr. Trocquet shared that the county usually formed an IGA with Tyrone for shared roads, and we work well together.

4b. A motion was made to approve the rezoning petition for parcel 0739023 from applicant Jerry Crozier from AR(Unincorporated) to R-12 (Tyrone Incorporated).

Motion made by Council Member Campbell, Seconded by Council Member Hunter.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

IX. OLD BUSINESS

5. Consideration to approve a resolution to adopt the Capital Improvements Element and Short-Term Work Program of the Town of Tyrone Comprehensive Plan for 2026-2030. Phillip Trocquet, Assistant Town Manager

Mr. Trocquet stated that Fayette County collects impact fees on new construction as part of our service delivery agreement. The fees are reported to the Atlanta Regional Commission (ARC) as amendments to the Short-Term Work Program and Capital Improvement Element of the Comprehensive Plan. He added that the Georgia Department of Community Affairs and the ARC have approved the submission from our last meeting.

A motion was made to approve the resolution adopting the Capital Improvements Element and Short-Term Work Program of the Town of Tyrone Comprehensive Plan for 2026-2030.

Motion made by Council Member Whelan, Seconded by Council Member Hunter.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

X. NEW BUSINESS

6. Consideration to approve a resolution of support for the SR 54 Fayette/Coweta Connectivity Study proposed for funding through the Atlanta Regional Commission's 2027–2028 Transportation Improvement Program (TIP). Phillip Trocquet, Assistant Town Manager

Mr. Trocquet stated that Fayette County was preparing a grant application to the ARC for a corridor study along Highway 54 from Costco through Fayette Square. The study costs \$700,000, with \$560,000 in grant funding and a shared match of \$140,000 split among jurisdictions. He added that the study would evaluate land use, traffic operations, safety, multimodal needs, access management, and connectivity along the corridor. Although Highway 54 was not part of Tyrone, we sit on the committee, and Highway 54 does affect residents. Tyrone would not be responsible for any funding; the resolution expresses our support. Council Member Hunter shared that Tyrone has always supported our neighbors; his hope was that mutual support would continue.

A motion was made to approve the resolution of support for the SR 54 Fayette/Coweta Connectivity Study proposed for funding through the Atlanta Regional Commission's 2027-2028 Transportation Improvement Program (TIP).

Motion made by Council Member Campbell, Seconded by Council Member Whelan.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

7. Consideration to award the Shamrock Pavilion A/V System Design & Install RFP (TYR-2026-01) to S&L Integrated Systems, LLC, in an amount not to exceed \$107,125.66. Phillip Trocque, Assistant Town Manager

Mr. Trocquet stated that an RFP was procured for audio, visual, and lighting for the constructed Shamrock Park pavilion, which would be funded through the 2023 SPLOST and Assigned Funds (ARPA). The system would be easily operated by staff and whoever staff deemed appropriate. If approved, the contract would come back to Council for a vote. S&L Integrated Systems was the lowest priced and highest ranked bidder. Council Member Hunter asked if renters would be trained on the system. Mr. Trocquet stated that there would be training. It would only be staff using the system in the beginning. Council Member Campbell shared that he wished for only staff or contracted personnel to use the system. He then asked what was included in the cost.

Mr. Trocquet stated that it included design and engineering, audio, video with screen, lighting, and other miscellaneous items such as warranty and surge protection. The highest cost was the video portion with conduit already in place. Mr. Perkins added that the audio system would not cover a full band, they would still need to bring their own sound system. Council Member Whelan inquired about security, cameras, and lighting.

Mr. Trocquet stated that staff was waiting for WOW Internet to connect to the internet. He added that there would be cameras and a lock box.

A motion was made to award the Shamrock Pavilion AV System Design & Install RFP (TYR-2026-01) to S&L Integrated Systems, LLC, in an amount not to exceed \$107,125.66.

Motion made by Council Member Hunter, Seconded by Council Member Campbell. Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

XI. PUBLIC COMMENTS: *The second public comment period is for any issue. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

Jonathna Bonner, who lives in Millbrook Village, shared that he was running for Georgia State House 68. He was just approved by the North Georgia Labor Council. He was the only candidate from the Fayette County School system. He added that he gave away \$6,000 in school supplies and helped feed over 2,000 families. Fayette County was an aging community that needed policies to reflect that.

Derrick Jackson, who lives on Park Haven Lane, was strongly against the data center. River Crest was in the middle of large buildings along Highway 74, the rock quarry, and a data center. We need to keep the small-town feel, bring in more restaurants and places of employment. The community needs to hear the benefits of a data center, what's in it for me.

Cynthia McCall, who lives on Gaelic Way, spoke against the data center. We do not need another one, it will take a lot of energy and devalue our homes. How are the kids going to get home with all the traffic from the development on Highway 74 and Jenkins Road? There will be large generators. She asked if there was a feasibility study.

Dr. Mark Baker shared that he was running for District 68 House of Representatives. With a law enforcement background, he currently wished for a jurisdictional task force to share best practices. He added that data centers would have until 2033 to impact our communities due to legislation. If the extra space is not needed, the buildings will become eyesores. He added that municipalities can charge the entities within the data centers. Visit his website for more information, baker4georgia.com

Chris Guerriero, who lives on Calverton Lane, thanked Council for the invocation and pledge of allegiance. He spoke regarding the data center and was not aware of its coming. He wanted to know more about the pros and cons and the process.

XII. STAFF COMMENTS

Ms. Baker shared that advanced voting would begin on April 27 - May 15 at Town Hall for positions in the Senate, Congress, the Governor, Lt. Governor, Secretary of State, Attorney General, Justices, appellate judges, local judges, Sheriffs, DAs, and state and local school representatives. To mention a few.

Election Day will be held at the Tyrone Library on May 19th; however, please check your voter registration at myvoterpage.com. Please check our website and the County Elections website for specific days and times.

Mr. Perkins reminded Council that Recreation Manager Lynda Owens and Library Supervisor Patty Newland were retiring on April 10th. As part of the Town's continuity plan, we advertised internally and two internal candidates have applied. Recreation Assistant Kristie McClenny and the Children & Youth Services Coordinator Kate Chambers applied for their positions. Both ladies presented a 90-day plan. He announced that as of April 11th, Ms. Chambers will be the new Library Supervisor and Ms. McClenny will be the new Recreation Manager. He also announced that Officer Penny Mentch passed the Corporal test. She has been an asset to the department. He congratulated the women.

Mr. Perkins shared that Town offices would be closed tomorrow for Good Friday.

Mr. Perkins announced that the next public Talk of the Town would be on April 21st at 6:00 p.m. at Town Hall. It is a quarterly event that includes staff members and members from Council to update the public on projects and any other news. The April meeting would include information on the Comprehensive Plan process. He explained the significance of citizen involvement with the Comp Plan. Citizens should voice their opinions on what they want and do not want in the Town. Staff will be hosting several meetings throughout the year including meetings with HOAs. There will be surveys and maps for citizen's input. He encouraged citizens to attend these meetings.

XIII. COUNCIL COMMENTS

Council Member Campbell wished everyone a Happy Easter and thanked everyone for attending and how important it was to take an interest in your town.

Council Member Whelan thanked Mr. Perkins for hosting the Talk of the Town. He also sends monthly emails which include all meeting dates. Sign up on our website for the email blast, tyronega.gov. The packets with all information were listed under minutes and agendas on the website. Our board is transparent. We are glad to see you, Happy Easter.

Council Member Hunter relayed, He has Risen.

Mayor Dial shared that there was no new update on the Federal Post Office. They communicated a little through our congressman's office. Our congressman questioned the Postmaster General of the United States regarding the post office in Tyrone. He said he would investigate it.

XIV. EXECUTIVE SESSION

A motion was made to approve the Executive Session minutes from March 19, 2026.

Motion made by Council Member Campbell, Seconded by Council Member Wheeler.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Campbell.
Voting Yea: Council Member Campbell, Council Member Whelan, Council Member Hunter, Council Member Wheeler.

The meeting adjourned at 8:20 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk